



CITY OF
HAYWARD
HEART OF THE BAY

**Mission Boulevard Corridor Specific Plan
and EIR**

**City Council Public Hearing
January 21, 2014**

**David Rizk, AICP
Director of Development Services**



Overview of Presentation

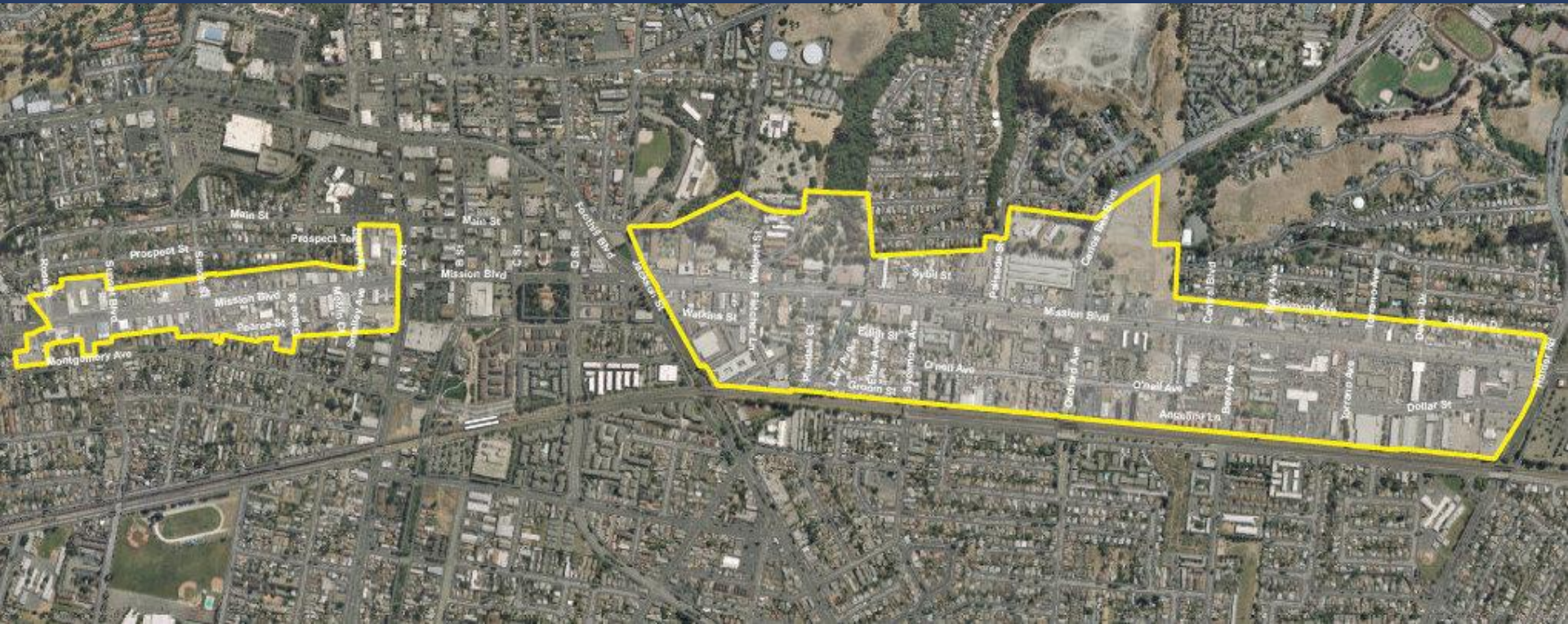
*Mission Blvd Corridor
Specific Plan*

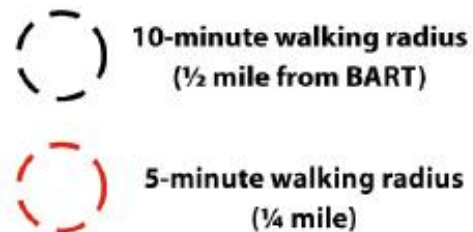
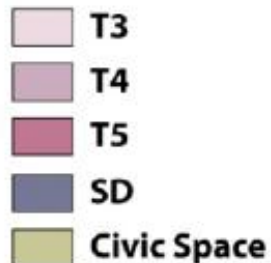
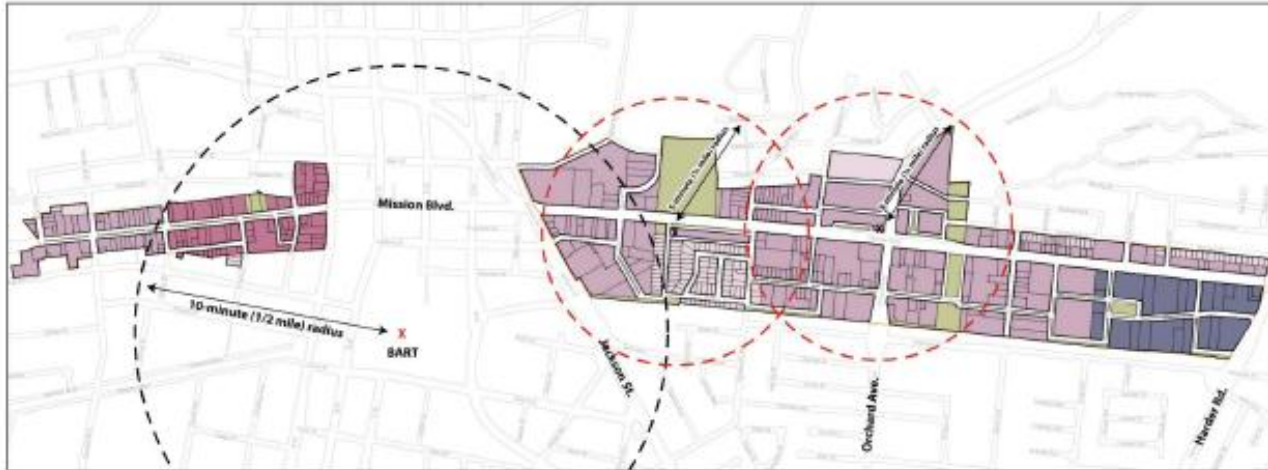
- No changes to the northern sub-area
- Form-Based Code Development Regulations
- Summary of Recommended Revisions
- Slip Lanes
- Staff Recommendation



Plan Area

Mission Blvd Corridor Specific Plan





Regulatory Plan – Southern Portion

Mission Blvd Corridor Specific Plan

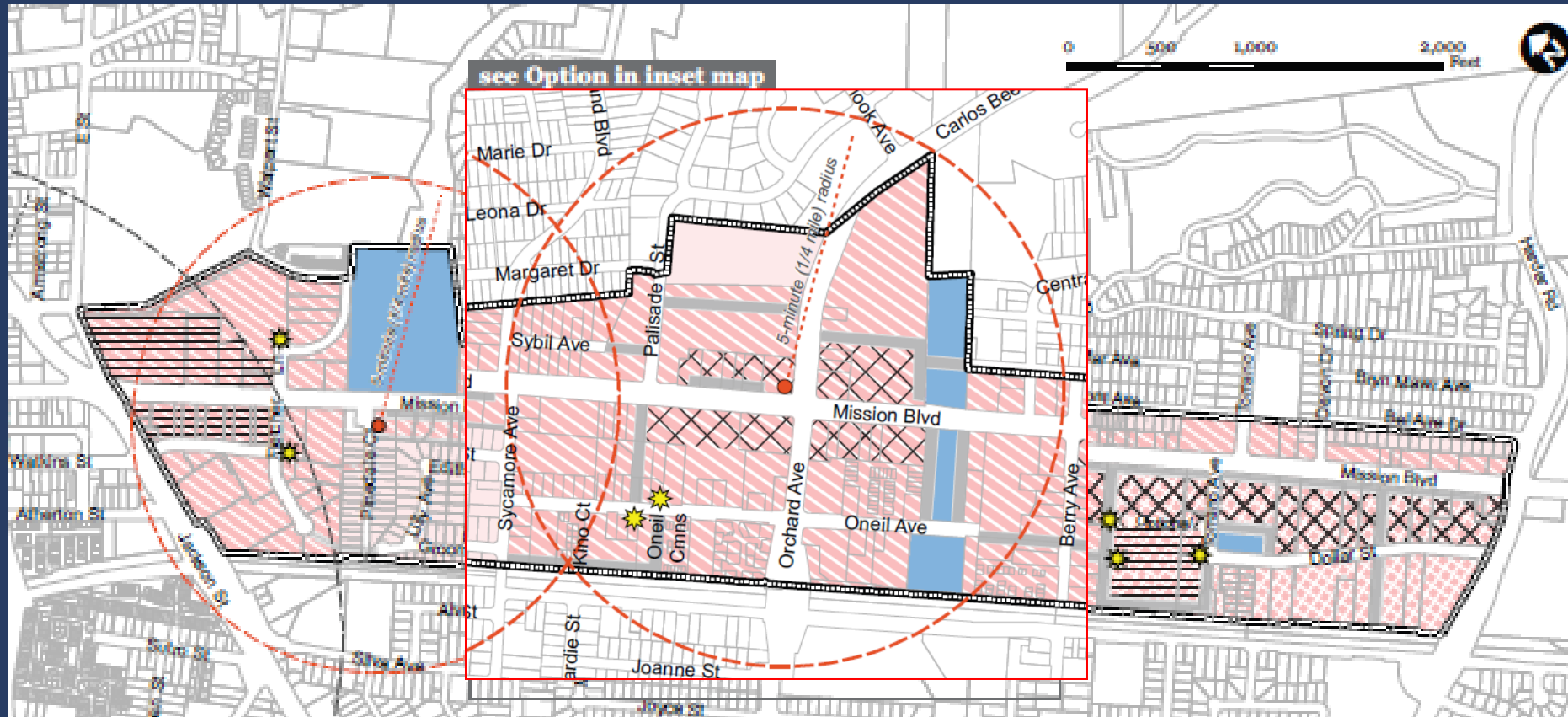


Mission Blvd Specific Plan Area	Sample Walking Distances	Form-Based Code Designations	Overlays
Mission Blvd Specific Plan Area	10-Minute (1/2 Mile) Radius	T3 Sub-Urban Zone, 4.3 min to 17.5 units max/net acre	Commercial Overlay
Parcels	5-Minute (1/4 Mile) Radius	T4-1 Urban General Zone, 17.5 min to 35 units max/net acre	Height Overlay
Terminated Vista	Hayward BART Station	T4-2 Urban General Zone, 17.5 min to 35 units max/net acre	Mandatory Shopfront Overlay
	Walking Distance Sample Point	T5 Urban Center Zone, 35 min to 55 units max/net acre	Recommended Shopfront Overlay
		CS Civic Space Zone	



Recommended Revisions - Two Commercial Overlay Zones

Mission Blvd Corridor Specific Plan



 **Commercial Overlay Zone 1 - Ground-Floor Residential Prohibited**

 **Commercial Overlay Zone 2 - Ground-Floor Residential Needs CUPs**

Slip Lanes

Mission Blvd Corridor Specific Plan

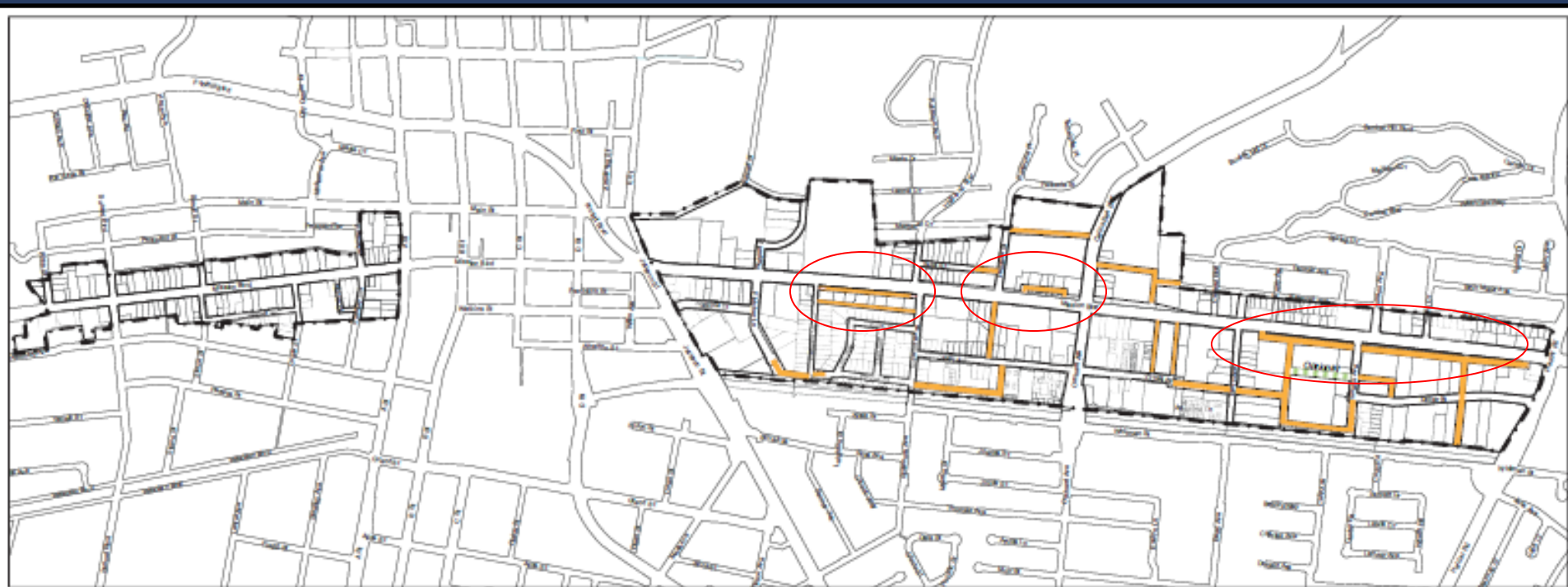


Figure 4-3: New Thoroughfare Plan

- Project Area
- Existing Thoroughfares
- New Thoroughfares
- Optional New Thoroughfares required with new development unless deemed infeasible to accommodate a large single use building.
- Parcels

Incentives for Dedicating New Thoroughfares/Slip Lanes or Land for Civic Space Zone

*Mission Blvd Corridor
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Residential Development:

- One additional story in height.
- Four additional units per one acre of dedicated land or one hundred feet of new thoroughfare.
- Priority processing of applications.

Non-Residential Development:

- Waiver of planning application fees.
- Priority processing of applications.



Slip Lane – Pinedale Court Area

Mission Blvd Corridor
Specific Plan



HAYWARD



Retail Strip Center on Mission (Kim) *Mission Blvd Corridor Specific Plan*



Slip Lane – Mission @ Carlos Bee

*Mission Blvd Corridor
Specific Plan*



Slip Lane – Dollar Street Area

Mission Blvd Corridor Specific Plan



Regulatory Plan – Southern Portion

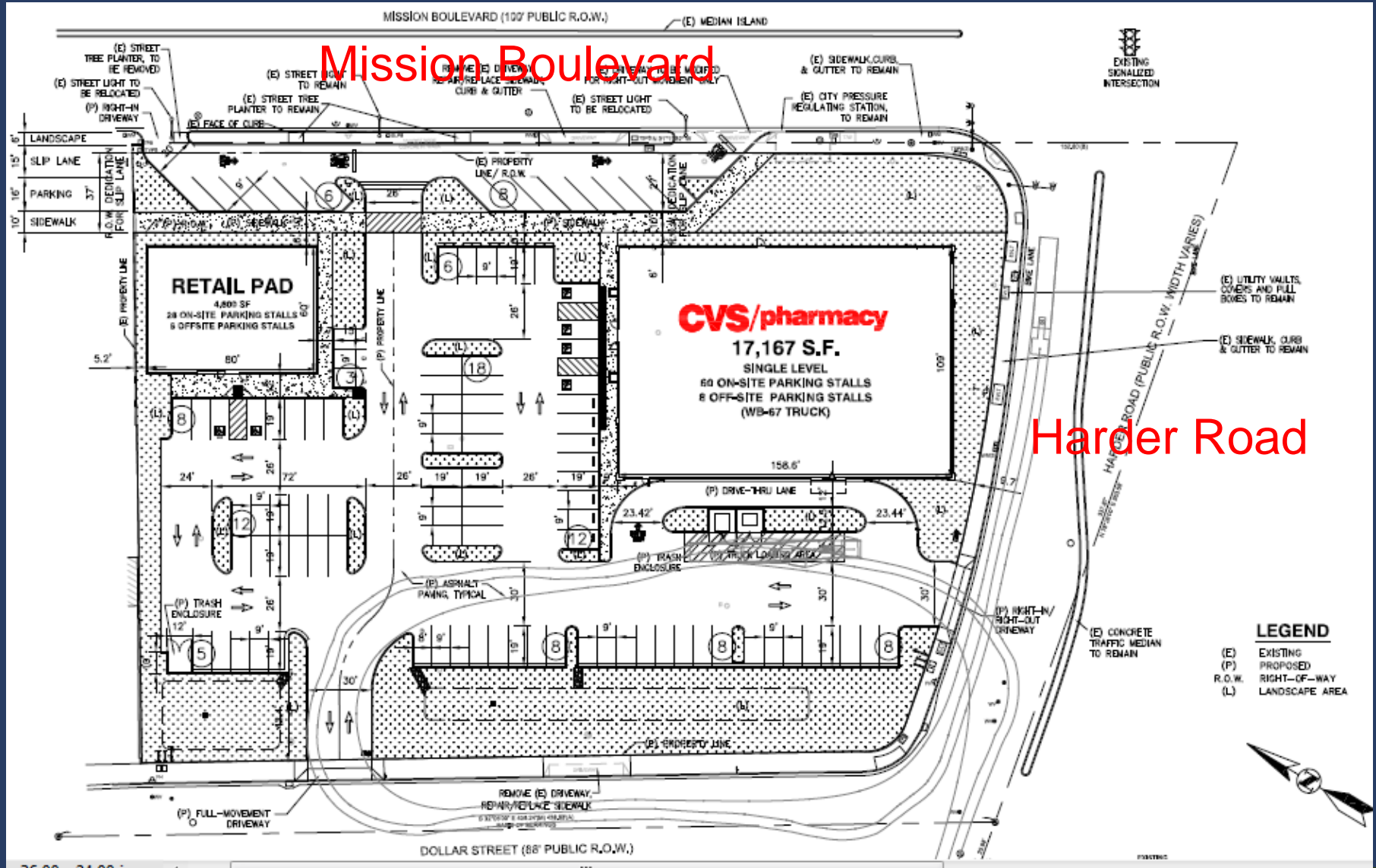
Mission Blvd Corridor Specific Plan



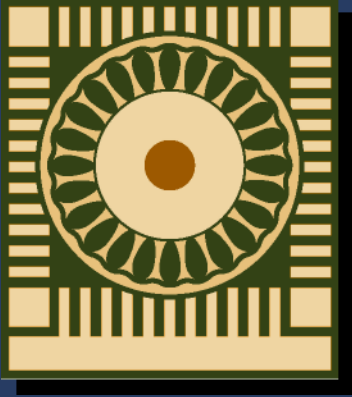
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CVS Pharmacy Slip Lane

Mission Blvd Corridor Specific Plan



- Adopt the attached resolution to:
 - Certify the Program Environmental Impact Report and MMRP;
 - Adopt the Specific Plan;
 - Amend the General Plan Land Use Map;
 - Approve a Text Amendment to Appendices C and D of the General Plan
- Introduce two Ordinances to:
 - Approve a Zoning Map Amendment per the Form-Based Code;
 - Approve a Text Amendment to the Muni Code for the Form-Based Code



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